

Boundary Survey with Lot Split

OF LOTS 17 AND 18

Ceejay Acres

WAGONER COUNTY, OKLAHOMA

Legal Description (Parent Tract)

LOTS SEVENTEEN (17) AND EIGHTEEN (18), CEEJAY ACRES, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER (S/2 NW/4) OF SECTION TWENTY-SIX (26), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, RECORDED AS PLAT BOOK 4 PAGE 10.

Notes

- ABSTRACT OF TITLE OR ATTORNEY'S TITLE OPINION NOT AVAILABLE TO SURVEYOR AT DATE OF SURVEY.
- THIS FIRM WAS NOT CONTRACTED TO RESEARCH EASEMENTS OR ENCUMBRANCES OF RECORD. NO ATTEMPT TO RESEARCH THE COUNTY RECORDS OR OTHER RECORD OFFICES WAS PERFORMED BY THIS FIRM, THEREFORE EASEMENTS MAY AFFECT THE SUBJECT TRACT THAT ARE NOT REFLECTED BY THIS PLAT.
- THE BASIS OF BEARING IS BASED ON THE NON-ASTRONOMICAL GRID BEARINGS OF THE OKLAHOMA STATE PLANE COORDINATE SYSTEM NAD83 - ZONE NORTH 3501.

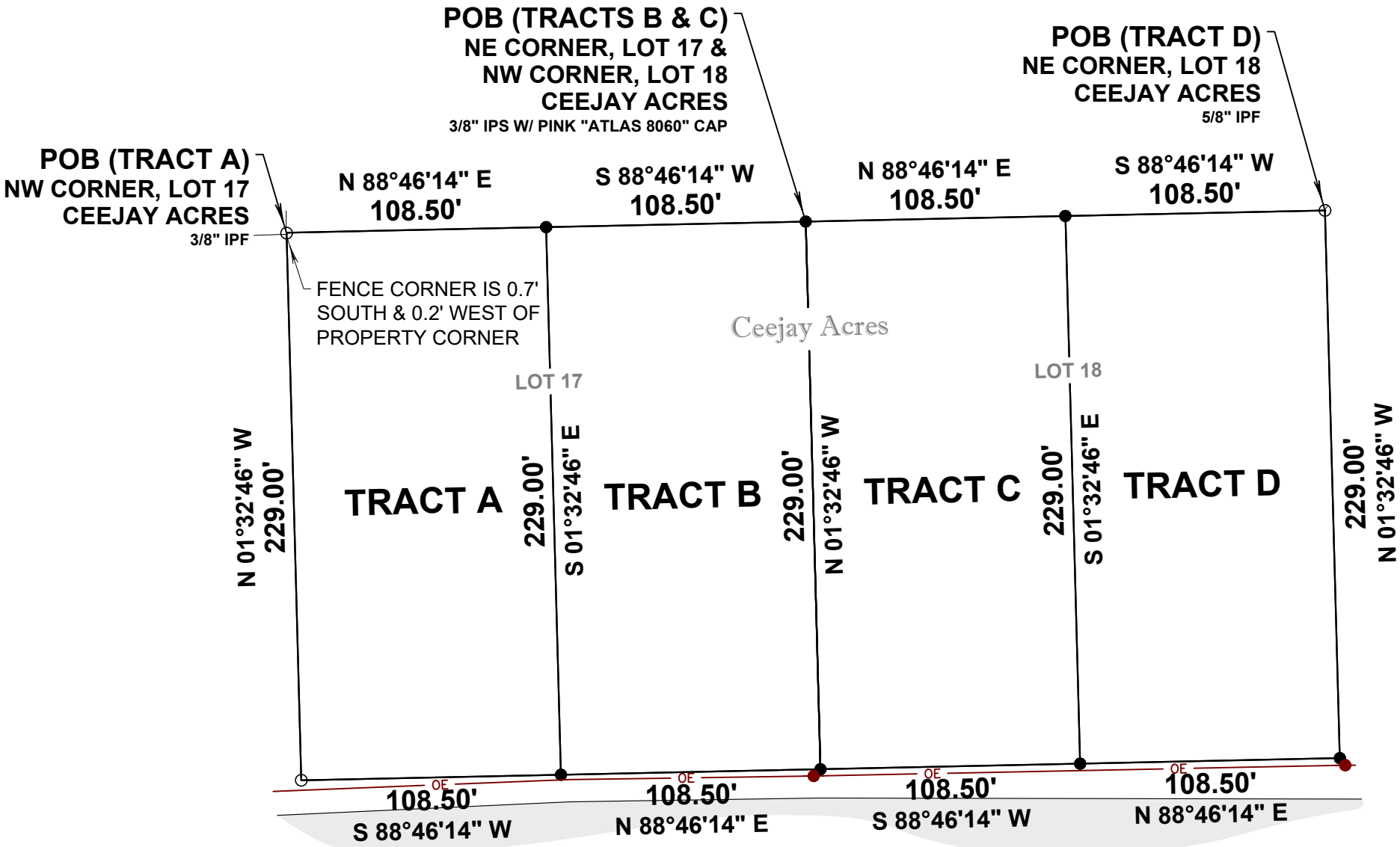
Surveyor's Statement

I, ALBERT JONES III, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, DO HEREBY STATE THAT THE ABOVE MAP REPRESENTS A SURVEY PERFORMED IN THE FIELD UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS OF THIS DATE. THIS SURVEY MEETS OR EXCEEDS THE MINIMUM STANDARDS FOR SURVEYING IN THE STATE OF OKLAHOMA AS SET FORTH BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYOR'S AS OF THIS DATE.

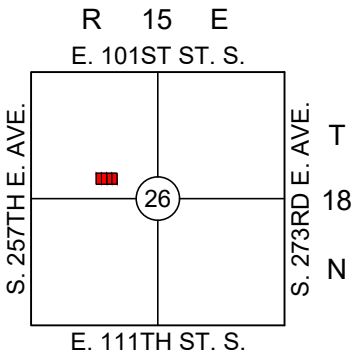
Albert Jones III

ALBERT JONES III
AJ@ATLASLANDOFFICE.COM
PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1580

5.5.22



E. 105th Street South

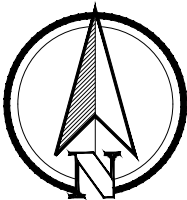


Location Map

SCALE: 1"=4000'

Legend

- 3/8" IRON PIN FOUND (UNLESS OTHERWISE NOTED)
- 3/8" IPS W/ PINK "ATLAS 8060" CAP (UNLESS OTHERWISE NOTED)
- POWER POLE
- IPF IRON PIN FOUND
- IPS IRON PIN SET
- OE — OVERHEAD ELECTRIC



0 30 60 120

SCALE: 1"=60'

PREPARED FOR: KYLE CLAVIN

CHECKED BY:	ARJ	SCALE:	1"=60'
SURVEY BY:	SY	DRAFTED BY:	JMH
SURVEY DATE:	04/27/2022	JOB NUMBER:	12480
BOOK / PAGE:	DIGITAL	FILE NUMBER:	1815.2600



ATLAS LAND OFFICE

202 SOUTH MAIN - WAGONER, OK 74467
918.485.9987 C.A.#8060 EXP: 6-30-2022



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1-800-522-6543

EXISTING UNDERGROUND
LINES HAVE BEEN SHOWN
TO THE EXTENT KNOWN

Legal Description (Tract A)

A PART OF LOT SEVENTEEN (17), CEEJAY ACRES, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER (S/2 NW/4) OF SECTION TWENTY-SIX (26), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, RECORDED AS PLAT BOOK 4 PAGE 10.

DESCRIBED AS FOLLOWS:

THE WEST HALF OF LOT SEVENTEEN (17), CEEJAY ACRES, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER (S/2 NW/4) OF SECTION TWENTY-SIX (26), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, RECORDED AS PLAT BOOK 4 PAGE 10.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT SEVENTEEN (17); THENCE S 89°41'00" E, ALONG THE NORTH LINE OF SAID LOT SEVENTEEN (17), A DISTANCE OF 108.50 FEET; THENCE DUE SOUTH, PARALLEL TO AND 108.50 FEET EAST OF THE WEST LINE OF SAID LOT SEVENTEEN (17), A DISTANCE OF 229.00 FEET, TO A POINT ON THE SOUTH LINE OF SAID LOT SEVENTEEN (17); THENCE N 89°41'00" W, ALONG SAID SOUTH LINE A DISTANCE OF 108.50 FEET, TO A POINT BEING THE SOUTHWEST CORNER OF SAID LOT SEVENTEEN (17); THENCE DUE NORTH, ALONG THE WEST LINE OF SAID LOT SEVENTEEN (17), A DISTANCE OF 229.00 FEET, **TO THE POINT OF BEGINNING.**

SAID TRACT OF LAND CONTAINING 0.57 ACRES / 24,846.12 SQUARE FEET.

THIS LEGAL DESCRIPTION WAS CREATED ON MAY 3, 2022, BY ALBERT R. JONES, III, OK PLS #1580, WITH THE BASIS OF BEARING BEING S 89°41'00" E, ALONG THE NORTH LINE OF SAID CEEJAY ACRES.

Legal Description (Tract B)

A PART OF LOT SEVENTEEN (17), CEEJAY ACRES, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER (S/2 NW/4) OF SECTION TWENTY-SIX (26), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, RECORDED AS PLAT BOOK 4 PAGE 10.

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Legal Description (Tract C)

A PART OF LOT EIGHTEEN (18), CEEJAY ACRES, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER (S/2 NW/4) OF SECTION TWENTY-SIX (26), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, RECORDED AS PLAT BOOK 4 PAGE 10.

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Legal Description (Tract D)

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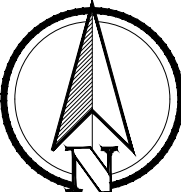
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03060120

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CHECKED BY:	ARJ	SCALE:	1"=60'
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